

# Historic Preservation Design Review

March 25, 2010

## HP-10-07, 210 W Calhoun St. (City)

### I. THE REQUEST

**Applicant:** David Felder

**Status of the Applicant:** Property Owner

**Owner:** Glenda Hawkins

**Request:** Design Review of a proposed replacements, upgrades, and repairs to a residential building for a proposed commercial office use.

**Location:** 210 W Calhoun St., Sumter.

**Present Use/Zoning:** Residential single family R-6/HD

**Tax Map Reference:** 228-12-01-004

**Adjacent Property Land Use and Zoning:** North – Church/Parking Lot R-6/HD  
South – Residential Single Family R-6/HD  
East – Residential Single Family R-6/HD  
West – Residential Single Family R-6/HD

### II. BACKGROUND

According to tax records, the building is a single-story brick structure that was built in 1972 and is 1,420 square feet. The building is a typical late 20<sup>th</sup>-century brick ranch-style building and is not considered a contributing structure to the Hampton Park historic district. There is no record for the property or the parcel listed in the Historic District Survey. [Source: Sumter County Tax Assessor]

Formerly used as a dental office, the structure appears to be in good condition. There are several very large trees on the lot and an existing paved parking area (no curb or gutter).



The property owner would like to upgrade and repair the structure, to include repairing and replacing the front door, installing a handicapped ramp, painting shutters, installing a new roof, and installing a business sign in the front street yard. The original brick porch columns are to stay, and will not be replaced as was previously planned. The front wood-panel door will be replaced with a commercial-grade Hurricane glass energy-efficient single-light door (Western Reflections model 2064). The shutters and new door frame will be finished using Sherwin-Williams

SW6195 *Rock Garden*, which is a dark forest green color. The solid-frame single panel windows will be



The existing shutters and new door frame will be finished using Sherwin-Williams SW6195 *Rock Garden* (dark green). The roof will be replaced with black architectural shingles.

replaced with working one-over-one white vinyl-clad sashes installed in the existing frames. The desire of the applicant is to bring the overall look of the structure closer to something that is more in keeping with the immediate environs of the Historic District in which it is located without obvious and inappropriate copying of historic architectural elements. The owner, applicant, and a local landscape designer have worked together to design landscaped areas in the bufferyard, street yard, and rear yard that will complement the neighborhood, with azaleas, dogwoods and tea olives incorporated in the design.

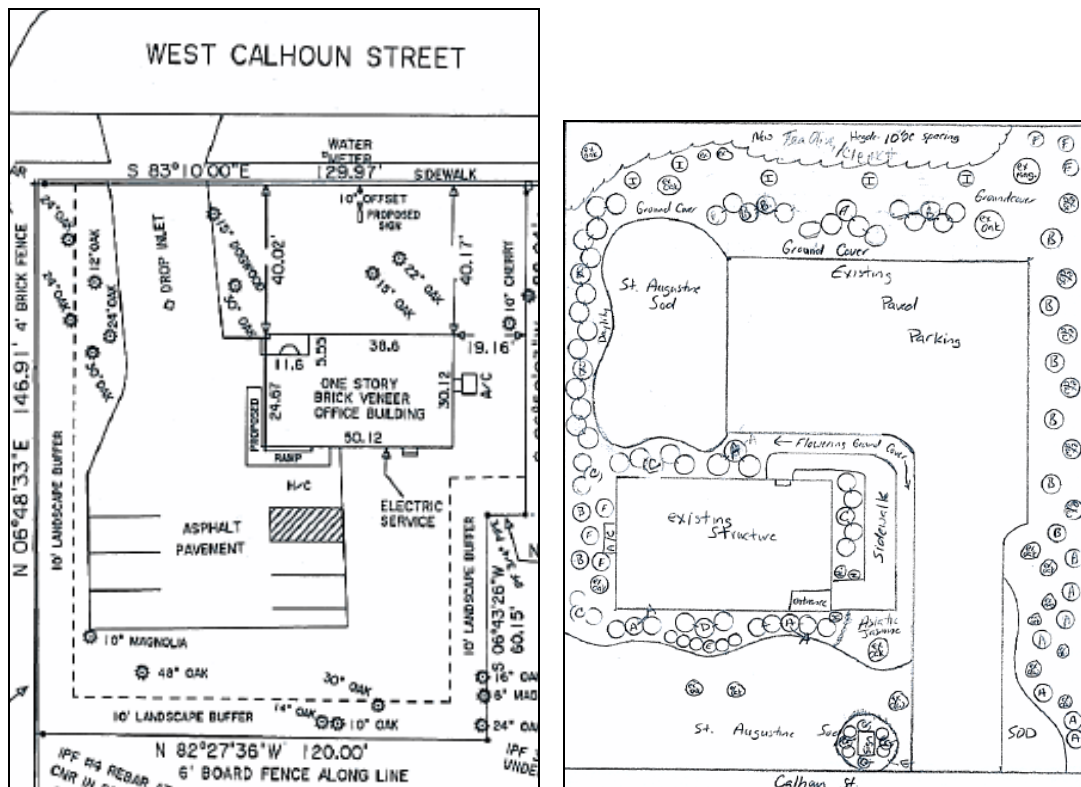
There will be a small 1 foot square professional nameplate attached to the wall beside the front door. In addition, there will be a sign structure in the front yard with brick footings to match the building, with black painted metal brackets and ironwork scrolling that has been designed to echo the front yard gate of the neighboring house to the west, shown in the photograph below.



The site plan shows parking to the rear of the structure and the landscaping plan has been submitted as well, showing a mix of understory trees such as Camellia and tea olive, and a variety of shrubs, including azalea, dwarf gardenia, and boxwood. The two diseased magnolias in the west side yard will be removed and replaced with flowering crab apple or cherry trees. The handicapped ramp will be placed from the rear



parking lot along the west side and running toward the front porch entrance. It will be constructed of brick and concrete to match the structure with a gentle 12-to-1-slope.



*The site as it exists today contains several large trees and a paved parking area. There is existing 6' wood privacy fencing along the neighboring back property line and a brick wall along an adjacent property line to the west.*

The *Design Review Guidelines Manual* states:

**#3) LANDSCAPING SHOULD COMPLEMENT RATHER THAN DETRACT FROM BUILDINGS**

**Recommended**

**a. Trees of limited height and dimensions should be considered for the downtown area.** Historic commercial areas such as downtown Sumter often had numerous shade trees to shelter pedestrians. With the coming of the automobile many of these trees were removed to make way for parking. The introduction of new trees into the downtown area is appropriate as long as the trees selected are of limited height and dimension. When mature, trees should not overly mask buildings and make signs and details difficult to observe. Trees should be spaced at least 30 feet from each other and have planting beds of at least nine square feet.

**b. Low plants and shrubs at sidewalks are appropriate.** The introduction of low hedges or planters with flowers or other decorative plants is appropriate. These may be desired as part of an overall streetscape program by the city or added on an individual basis by property owners.

The landscaping plan incorporates existing mature trees and adds understory trees and shrubs that will complement the existing building, shield the parking area from view from adjacent properties, and will enhance the predominantly residential character of the area.

**#17) THE NUMBER OF SIGNS PER BUILDING SHOULD BE KEPT TO A MINIMUM**

**Normally Required**

**a. Freestanding signs in the downtown commercial area shall not exceed one per street frontage.**

**b. Wall signs shall not exceed 25% of the face of the building to which they are attached.** However, less space for signage is recommended. **REFER TO SECTION 8.i of the Sumter Zoning and Development Standards Ordinance for all sign regulations.**

There are two signs included in this application. The proposed 1x1 foot square professional nameplate that will be placed beside the front door stating the name of the business "Edward Jones Investments" does not require a permit. The freestanding sign to be located in the front yard is designed to be compatible with the neighborhood and meets the requirements for freestanding signs.

**#18) TRADITIONAL SIGN MATERIALS SHOULD BE USED**

**Normally Required**

**a. Materials such as plywood, plastic substrates, and unfinished wood should not be used for signs in the downtown area.**

**Recommended**

**b. The use of finished wood, brass letters, carved wood, gold leaf, or glass for signs is appropriate.**

**c. Sign brackets should be of wood or pre-painted or finished metal.**

**d. Signs should be mounted to minimize damage to historic materials.** Mounting bolts on masonry building should be applied to go through mortar joints rather than the face of the masonry.

**#19) SIGN COLORS SHOULD COMPLEMENT OVERALL BUILDING COLORS**

**Recommended**

**a. No more than two or three colors should be used per sign.**

**b. Dark backgrounds with light letters are historically appropriate and should be considered for sign colors.** Dark colors are also appropriate since they complement the dark red colors of masonry in the downtown area.

All signage itself is of metal on a dark green ground with white serif lettering. As previously stated, the freestanding sign frame in the street yard is of black painted metal and brick.

### ***#39) MAINTAIN ORIGINAL LANDSCAPE FEATURES***

#### **Recommendations**

- a. Existing trees shall be protected and retained wherever possible.** This is especially important due to the loss of trees from Hurricane Hugo in 1989. The planting of new trees to replace those lost is encouraged in the residential areas.
- b. Plant materials such as shrubbery and hedges should be native to Midland South Carolina to ensure their health and longevity.**
- c. Landscaping should be secondary to the historic structure itself and not overly conceal or obscure the primary facade.**
- d. Historic retaining walls should be preserved and maintained. New retaining walls should be of stone or brick rather than poured concrete, concrete blocks, wood timbers, or cross ties.**

All trees are to remain with the exception of two diseased magnolias, which will be replaced with crab apple trees or cherry. The property is surrounded on two sides with a wall and fencing that is located on adjacent properties and will remain. All proposed landscaping is in keeping with a traditional southern residential area, and will not obscure the primary façade. New trees to be planted will provide shade and protect the soil, and will be enhanced with shrubbery and low plantings consistent with the native South Carolina landscape.

### ***#41) THE VISUAL IMPACT OF PARKING LOTS SHOULD BE MINIMIZED***

#### **Normally Required**

- a. New parking lots in the residential area shall meet the minimum standards set forth by the Zoning Ordinance.**
- b. The introduction of landscape elements greater than the minimum required is strongly encouraged.**

The parking lot is presently located to the rear of the structure and is shielded from view of the public ROW by the nature of its location, and from neighboring properties by landscaping and existing walls and fencing. There will be only six parking spaces, including a handicapped van-accessible space nearest to the ramp, which leads directly to the front door along the west side of the structure.

### ***#45) SIGNS IN RESIDENTIAL AND OFFICE AREAS SHALL FOLLOW THE SIGN CODE***

#### **Normally Required**

- a. Signs erected in the residential or professional historic areas shall follow provisions of the City's Sign Regulation in the Zoning Ordinance.**
- b. Signs which flash, are animated, or rotate, shall not be permitted.**
- c. Freestanding signs in residential and office areas which are for non-residential use shall not be higher than five feet.**
- d. Freestanding signs which are for residential use shall be no more than five feet in height.**
- e. Freestanding signs shall not exceed a maximum area of 6 square feet for non-residential use and 2 square feet for residential use.**

The proposed freestanding sign is to be four (4) feet high at the top of the bracket finials, and the sign face is to be no larger than six (6) square feet.

#### ***#49) PRESERVE AND MAINTAIN ORIGINAL MASONRY***

##### **Normally Required**

- a. Exterior masonry details should never be removed or obscured.**
- b. Repair of masonry walls and details is preferred over replacement.**
- c. If replacement is required, new masonry should match the original as close as possible in color, texture, and profile.**

The single, square brick column at the edge of the front porch will be retained, and the sign base, and the handicapped ramp will be constructed of brick and concrete that match the original home. Original brick walkways, porch, and façade are to remain.

#### ***#54) PRESERVE AND MAINTAIN ORIGINAL PORCH FLOOR MATERIALS***

##### **Normally Required**

- a. Original wood or concrete porch floors should be maintained and preserved.**
- b. Wood porch floors should not be replaced with concrete.**
- c. Porch floor areas that are deteriorated or cracked should be repaired with matching materials.**

The original cement porch is being preserved, and the handicapped ramp will echo the porch construction as well.

#### ***#55) MAINTAIN AND PRESERVE ORIGINAL PORCH COLUMNS***

##### **Normally Required**

- a. Porch columns that are deteriorated should be repaired rather than replaced.** If the base of a column is the only major site of damage the replacement of the base rather than the entire column should occur.
- b. Wood columns to match original wood columns should be used on primary facades. Metal or aluminum columns should not be installed on primary facades.**
- c. Aluminum or metal columns are discouraged but may be used to replace wooden porch columns on rear facades.**
- d. Wood or brick columns should not be replaced with modern wrought iron columns.**

The brick column at the front of the house is to remain, and will not be replaced as was initially described in the application.

#### ***#58) HANDICAP RAMPS SHOULD BE LOCATED ON REAR OR SECONDARY FACADES***

##### **Normally Required**

- a. Handicap ramps should be located on rear facades or secondary facades which are not readily visible.**
- b. Primary facades or secondary facades that are readily visible are inappropriate locations for handicap ramps.**

The handicapped ramp, leads directly from the rear parking lot to the front door along the west side of the structure and is the only practical location for this ramp. The area near the ramp will be landscaped.

## **#60) MAINTAIN AND PRESERVE ORIGINAL ENTRANCE ELEMENTS**

### **Normally Required**

- a. Original doors, transoms, sidelights, and surrounds should be preserved and retained.** Original hardware such as locks should also be retained.
- b. Replacement of original doors should not take place unless significant deterioration can be demonstrated.**
- c. New doors on primary and readily visible secondary facades should be of designs appropriate for pre-1940 residences.** For residences built between 1880 and 1915 this may include single light glass and wood designs and doors with four or five recessed panels. For residences built between 1915 and 1940 doors with multiple glass light designs or single light designs are appropriate.
- d. Original doors shall not be replaced with modern solid core wood doors and similar variations. Doors with ornate designs of wrought iron or similar metals shall not be installed.**

### **Recommended**

- e. Doors which have not been previously painted should be left in their natural condition.** The painting of doors which have a grained or stained finish should only take place if severely weathered.
- f. If an original door on a primary facade requires replacement an original door from a rear or secondary facade may be removed and installed in its place.**
- g. Screen doors are appropriate if they are of wood design and have large expanses of screening.** Rail and stile framing should be minimal. Screen doors which match the rail and stile arrangement on doors is encouraged.

The original wood-paneled front door is being replaced with a single-light commercial entrance door with hurricane glass. This will allow light to enter the structure and will open up the front for a more inviting appearance.

## **#70) ARCHITECTURAL ORNAMENTATION SHOULD BE MAINTAINED AND PRESERVED**

### **Normally Required**

- a. Architectural ornamentation shall be maintained and preserved. Elements that are deteriorated shall be repaired with materials and profiles -to match the original.**
- b. Replacement of ornamentation should be with matching designs and materials.**

The shutters are being preserved and painted in Sherwin-Williams SW6195 *Rock Garden* (dark green).

## **III. STAFF RECOMMENDATION**

This is a post-1940s structure that is not in keeping with the predominant character of the Historic District. However, it should be observed that the structure is nearly 40 years old and therefore is only a decade away from possible historic status itself. Therefore it should be evaluated in light of the original materials, architectural components, and structural elements, and replacements and repairs should take into account both the existing fabric of the neighborhood, and its proposed use as a commercial structure.

The proposed project meets most of the requirements set forth in the design review guidelines, with the exception of the front door replacement. However, the existing door is not architecturally significant in its present context, and is somewhat deteriorated. The repairs and replacement materials are compatible with historic district guidelines and will be in keeping with similar structures in the neighborhood. Therefore, staff recommends approval.

#### **IV. Draft motion**

I move that the Sumter Historic Preservation Design Review Committee approve HP-10-07, in accordance with the materials, photographs, and construction details submitted and referenced in the Staff Report.

I move that the Sumter Historic Preservation Design Review Committee deny HP-10-07.

I move that the Sumter Historic Preservation Design Review Committee enter an alternate motion.

#### **IV. HISTORIC PRESERVATION DESIGN REVIEW – MARCH 25, 2010**

The Sumter Historic Preservation Design Review Committee at its meeting on Thursday, March 25, 2010, voted to approve this request, in accordance with the materials, photographs, and details submitted and referenced in the Staff Report.